

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*



October 19, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ACCEPTANCE OF CONSTRUCTION CONTRACT AND  
REQUEST FOR RELEASE OF RETENTION FOR  
DAVID MARCH PARK - PHASE I DEVELOPMENT PROJECT  
ACCEPT DONATION OF BELL FROM THE MARCH FAMILY FOR  
INCLUSION IN DAVID MARCH PARK MONUMENT PROJECT  
C.P. NO. 68806, SPEC. NO. 02-0010-QA  
(Fifth District - 3 Vote Matter)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Accept the work of the Contractor, Terra-Cal Construction, Inc. (Terra-Cal), for completion of the Phase I Development Project at David March Park at a total construction cost of \$814,760.
2. Instruct the Interim Director of Parks and Recreation or his designee to release to Terra-Cal retention in the amount of \$81,476, plus all interest accrued, from Union Bank of California held in escrow account #9140025388 in accordance with the California Public Contract Code.
3. Find that the David March Park Monument Project is categorically exempt from the California Environmental Quality Act (CEQA).
4. Accept the donation of the March Family Bell from the March Family to the Department for the David March Park Monument.
5. Authorize the Department to allocate the remaining funds in the project budget for the construction of the David March Park Monument Project that will house the March Family Bell at the park.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department to accept the work of the Contractor, Terra-Cal, to close out the project, and to release the construction retention to the Contractor. Your approval will also allow the Department to construct a monument at David March Park as requested by the Fifth District. The monument will house the Park Dedication Plaque, and the March Family Bell that has been donated to the County of Los Angeles.

#### **Background:**

In October 2002, your Board awarded a construction contract to Terra-Cal for the David March Park Phase I Development Project. The completed project consists of the development of the northernmost three acres of the 13-acre site located in the Saugus area of unincorporated Los Angeles County. These improvements include grading the site and constructing infrastructure improvements for utilities, including sewer, water, and electricity, as well as the installation of landscaping, irrigation, walkways, a tots play area, a parking lot, restrooms, security lighting, picnic shade shelters, picnic tables, benches, a bike rack, and signage.

The construction contract was awarded to Terra-Cal in the amount of \$721,470 with change order authority of \$72,147, for a total authorized construction limit of \$793,617. On April 8, 2003, your Board approved an increase of the change order authority by \$25,000, for a total authorized construction limit of \$818,617. The project was substantially completed on September 11, 2003, and the final construction cost is \$814,760, which is within the approved construction budget. The project acceptance schedule was extended to accommodate the completion of minor corrective items and final contract requirements by Terra-Cal.

#### **Construction of the David March Park Monument:**

Sheriff's Deputy David March was killed in the line of duty on April 29, 2002. On May 28, 2002 your Board honored Deputy March by renaming the park, formerly known as Plum Canyon Park, as David March Park. In response to this dedication, the March family has donated a bell to the Department. This bell was rung at the park's dedication ceremony and will be housed at the park as part of a monument at the park site. Because this monument was requested after plans for the park had been approved, it was determined that it would be best for Department staff to fabricate and install the monument after the construction contract was completed.

The monument will be constructed of concrete, and will measure approximately five feet in length by four feet in width and stand approximately five feet tall. The bell will be imbedded in concrete on one side of the monument and the park dedication plaque will be mounted on the other. It will be placed at the intersection of the two main walkways through the park a visual point welcoming visitors and informing them of the park's history.

### **Implementation of Strategic Plans Goals**

The completion of this capital project enhances Fiscal Responsibility (goal number four of the County's Strategic Plan) by investing in the public infrastructure, supports Children and Families Well Being (goal number five) by providing a safe play environment, and will expand recreation programming and special event opportunities promoting Service Excellence (goal number one) for park patrons.

### **FISCAL IMPACT/FINANCING**

#### **Total Project Budget**

The final construction cost for the project was \$814,760 including the original construction contract amount of \$721,470 and \$93,290 in net change orders. The total project cost, including plans, specifications, plan review, construction, consultant, utility connections and County services, is \$1,190,006 (see Attachment A), \$25,105 less than the Board-approved budget. The Department will utilize the remaining funds to design, construct, and install the David March Park Monument.

The project was funded through Safe Neighborhood Parks Proposition of 1992 specified funds in the amount of \$400,000 and Park In-Lieu Fees from Park Planning Area 35, in the amount of \$815,111.

#### **Operating Budget Impact**

Annual operating costs of \$75,448 for recreation and maintenance staff and for utilities, recreational supplies, and maintenance supplies is included in the Department's 2004-05 Budget. The fabrication and installation of the monument is not anticipated to increase these costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The improvements to the park were substantially complete on September 11, 2003, and the Department took Beneficial Occupancy of the project on that date. The Department's recommendation to your Board to accept the project was held, pending completion of outstanding certifications and corrections required of Terra-Cal as part of the Contract.

### **CONTRACTING PROCESS**

On July 16, 2002, your Board adopted the Plans and Specifications No. 02-0010-QA for the Dave March Phase I Development Project. On August 19, 2002, bids were opened and Terra-Cal Construction was found to be the lowest responsive bidder meeting the criteria adopted by your Board. On October 8, 2002, your Board awarded the contract to Terra-Cal Construction. On April 8, 2003, your Board supplemented the project with additional funding to cover costs for utility connections and other unforeseen items. The project is now completed and the Department is requesting that your Board accept the project and allow the Department to release retention to the Contractor in accordance with the time limits established by the California Public Contract Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The completion of the park improvements has provided additional park and recreational facilities for the Saugus community.

### **ENVIRONMENTAL DOCUMENTATION**

As required by the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared for this project and was adopted by your Board on July 16, 2002.


The March Family Monument project is categorically exempt from the California Environmental Quality Act (CEQA) according to Section 15303 (e) and Class 3 (b) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the proposed project involves construction of a small structure.

Honorable Board of Supervisors  
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**CONCLUSION**

Please instruct the Executive Officer-Clerk of the Board to forward one (1) conformed copy to the Chief Administrative Office, Capital Projects Division, and four (4) conformed copies of this letter to the Department of Parks and Recreation for distribution.

Respectfully,

  
Russ Guiney  
Interim Director

David E. Janssen  
Chief Administrative Officer

Attachments (1)

c: Executive Office (22)  
County Counsel

**ATTACHMENT A**

**ACCEPTANCE OF CONSTRUCTION CONTRACT  
AND RELEASE OF RETENTION FOR  
DAVID MARCH PARK PHASE I DEVELOPMENT PROJECT  
C.P. NO. 68806, SPEC. NO. 02-0010-QA  
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**I. PROJECT SCHEDULE**

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition	N/A		
2. Environmental Impact Report	N/A		
3. Program	N/A		
4. Schematic Design	10-97		10-97
5. Design Development	04-98	06-98	06-98
6. Construction Documents	12-99	11-00	11-00
7. Jurisdictional Approval	N/A		
8. Construction Contract Award	08-01	09-01	09-01
9. Construction Start	08-01	09-01	11-01
10. Beneficial Occupancy	03-02	05-03	09-03
11. Final Acceptance	05-02	07-03	10-04

**II. PROJECT COST SUMMARY**

Cost Category	Estimated Project Cost	Impact of Proposed	Revised Project Cost
1. Land Acquisition	N/A	N/A	
2. Plans and Specifications	\$86,374	0	\$86,374
3. Plan Review	\$6,620	(649)	\$5,971
4. Make-Ready Activities	\$7,378	0	\$7,378
5. Construction	\$721,470	0	721,470
6. Change Order Contingencies	\$97,147	(3,857)	93,290
7. Equipment	\$0	0	\$0
8. Consultant Services	\$47,500	(5516)	41,984
9. County Services	\$120,068	16,105	136,173
10. Other (At-risk Youth)**	\$4,560	(3,676)	\$884
11. Utility Connection Fees	\$123,994	(11,407)	112,587
12. Monument and Closeout	\$0	9,000	9,000
<b>TOTAL</b>	<b>\$1,215,111</b>	<b>0</b>	<b>\$1,215,111</b>

\*\*Includes Supervision. Materials were purchased by the Contractor